

**RICE COUNTY
ENVIRONMENTAL SERVICES DEPARTMENT
MEMORANDUM**

TO: Planning Commission
FROM: Trent McCorkell, Rice County Zoning Administrator
HEARING DATE: September 1, 2016
SUBJECT: Scribner– CUP, liquefied petroleum CUP

SUMMARY OF THE APPLICATION

Jason Scribner, on behalf of the Leroy and Marlene Voehl Trust, has requested a Conditional Use Permit (CUP) to operate a liquefied petroleum (propane) gas distribution service. Very little business detail was provided with the application materials, so much of the summary and conditions are based on previous discussions and, site visit with the applicant. Much of the CUP request is for an existing business that commenced operations on the subject property prior to requesting/receiving proper zoning and building permit approval.

The current onsite business activities appear to mainly consist of storage and cleaning of smaller (less than 50-lb) LP cylinders. The outdoor storage of the tanks and related equipment appears to be occurring on the east and south sides of the larger shed on the property, with the cleaning, minor repair and preparation for reuse of the tanks being completed inside or next to the building.

It appears that the main change, to the existing operations, being proposed at this time is the addition of a bulk LP tank for filling of the smaller cylinders.

Several questions remain on the complete onsite activities proposed for the business. These include the following:

- The size and number of tanks/cylinders to be stored onsite
- Traffic generated from the business
- Type, amount and location of additional business equipment to be stored or parked onsite
- Number, type and activities of employees/workers working onsite and those coming and going from the property
- Details to the onsite activities (painting, cleaning, waste disposal, etc)
- Details on the offgassing and filling of the cylinders
- Hours of onsite activities

Application Data

APPLICANT: Jason Scribner

LOCATION: Part of the E1/2 of the NE1/4 of the NW1/4 and part of the NW1/4 of the NE1/4, Section 11, Webster Township, Rice County, Minnesota. The property address is: 2664 40th St W, Webster MN 55088. PID: 02.11.1.25.001.

ZONING: A, Agricultural

Lot Area/Dimensions

	Lot Area
Subject Parcel (as proposed)	54-acres.
Minimum Requirement	2.5 acres

Location

The subject site is located south of 40th St. W. (County Road 3), approximately 5.5-miles northeast of Lonsdale.

Roads and Access

The site is accessed off of a shared driveway from 40th St. W. The driveway is currently shared with the business operators home parcel.

Existing Site Conditions

Photos of the property will be provided at the meeting

Applicable Zoning Ordinance Sections

Section 503.05, 507.07.O, Table 508-1, and Section 509.

If approved, conditions might include:

1. The applicant is to follow all Federal, State, County and Local rules and regulations.
2. The conditional use permit is for a liquefied petroleum (propane) gas distribution service business. Onsite activities consisting of cleaning, repair, storage and filling of propane cylinders. Changes to the business are not permitted without approval of a new/amended permit.
3. Outside storage shall consist of _____ (*number and sizes of tanks and equipment*) and shall be screened to neighboring properties and roadways by _____ (*storage behind existing buildings or adding screening requirements*)
4. No onsite retail sales.

5. Proof of compliance with applicable rules and regulations shall be submitted to the Rice County Environmental Services department prior to any additional onsite activities and by not later than December 31, 2016 and shall be provided thereafter upon request.
6. All vehicles and trailers stored/parked outside shall be operable and have a current license.
7. Only business equipment owned or leased by the onsite business shall be stored on the site.
8. The onsite septic system shall be shown to be in compliance with county requirements by no later than November 1, 2016.
9. All buildings shall meet building code for the intended use.
10. Failure to comply with conditions may result in revocation of the conditional use permit.